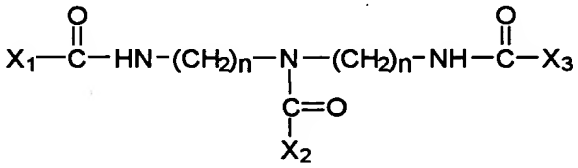
WHAT IS CLAIMED IS:

1. A method of administering a therapeutic agent to a cell, comprising administering to the cell a therapeutically effective amount of the therapeutic agent formulated in a buffer comprising a compound of Formula I:



I

wherein:

n is an integer from 2-8;

X_1 is a cholic acid group or deoxycholic acid group; and X_2 and X_3 are each independently selected from the group consisting of a cholic acid group, a deoxycholic acid group, and a saccharide group, wherein the saccharide group is selected from the group consisting of pentose monosaccharide groups, hexose monosaccharide groups, pentose-pentose disaccharide groups, hexose-hexose disaccharide groups, pentose-hexose disaccharide groups, and hexose-pentose disaccharide groups;
and wherein at least one of X_2 and X_3 is a saccharide group.

2. The method of claim 1, wherein the concentration of the compound is about 0.002 to about 2 mg/ml.

3. The method of claim 1, wherein the concentration of the compound is about 0.02 to about 2 mg/ml.

4. The method of claim 1, wherein the concentration of the compound is about 0.2 to 2 mg/ml.

5. The method of claim 1, wherein the cell is provided as a tissue having an epithelial membrane.

6. The method of claim 5, wherein the tissue is an organ.

7. The method of claim 1, wherein the therapeutic agent is a protein.

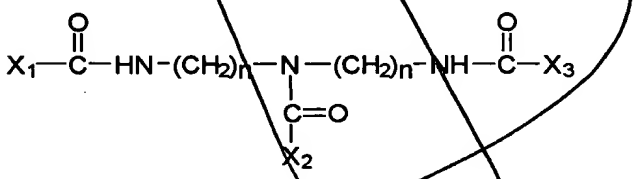
8. The method of claim 1, wherein the therapeutic agent is a therapeutic gene.

9. The method of claim 8, wherein the therapeutic gene is a tumor suppressor gene.

10. The method of claim 9, wherein the tumor suppressor gene is p53.

11. The method of claim 9, wherein the tumor suppressor gene is a retinoblastoma gene.

12. A pharmaceutical composition comprising a therapeutically effective amount of a therapeutic agent formulated in a buffer comprising a compound of Formula I:



I

wherein:

n is an integer from 2-8;

X_1 is a cholic acid group or deoxycholic acid group; and X_2 and X_3 are each independently selected from the group consisting of a cholic acid group, a deoxycholic acid group, and a saccharide group, wherein the saccharide group is selected from the group consisting of pentose monosaccharide groups, hexose monosaccharide groups, pentose-pentose disaccharide groups, hexose-hexose disaccharide groups, pentose-hexose disaccharide groups, and hexose-pentose disaccharide groups;

and wherein at least one of X_2 and X_3 is a saccharide group.

13. The pharmaceutical composition of claim 12, wherein the concentration of the compound is about 0.002 to about 2 mg/ml.

14. The pharmaceutical composition of claim 12, wherein the concentration of the compound is about 0.02 to about 2 mg/ml.

15. The pharmaceutical composition of claim 12, wherein the concentration of the compound is about 0.2 to 2 mg/ml.

16. The pharmaceutical composition of claim 12, wherein the therapeutic agent is a protein.

17. The pharmaceutical composition of claim 12, wherein the therapeutic agent is a therapeutic gene.

18. The pharmaceutical composition of claim 17, wherein the therapeutic gene is a tumor suppressor gene.

19. The pharmaceutical composition of claim 18, wherein the tumor suppressor gene is p53.

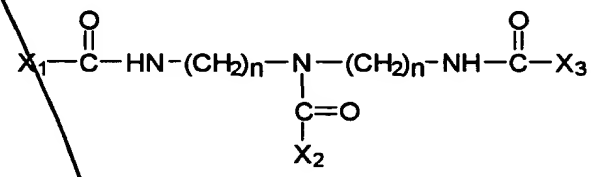
20. The pharmaceutical composition of claim 18, wherein the tumor suppressor gene is a retinoblastoma gene.

sub c'

21. The pharmaceutical composition of claim 12, wherein the composition further comprises a polymeric matrix.

22. The pharmaceutical composition of claim 12, wherein the composition further comprises a mucoadhesive.

23. A method of treating bladder cancer comprising administration to a cell of a therapeutically effective amount of a therapeutic agent that is formulated in a buffer comprising a compound of Formula I:



I

wherein:

n is an integer from 2-8;

X_1 is a cholic acid group or deoxycholic acid group; and X_2 and X_3 are each independently selected from the group consisting of a cholic acid group, a deoxycholic acid group, and a saccharide group, wherein the saccharide group is selected from the group consisting of pentose monosaccharide groups, hexose monosaccharide groups, pentose-pentose disaccharide groups, hexose-hexose disaccharide groups, pentose-hexose disaccharide groups, and hexose-pentose disaccharide groups;

and wherein at least one of X_2 and X_3 is a saccharide group.

24. The method of claim 23, wherein the concentration of the compound is about 0.002 to about 2 mg/ml.

25. The method of claim 23, wherein the concentration of the compound is about 0.02 to about 2 mg/ml.

26. The method of claim 23, wherein the concentration of the compound is about 0.2 to 2 mg/ml.

27. The method of claim 23, wherein the cell is provided as bladder tissue.

28. The method of claim 26, wherein administration is to the bladder.

29. The method of claim 23, wherein the therapeutic agent is a protein.

30. The method of claim 23, wherein the therapeutic agent is a therapeutic gene.

31. The method of claim 30, wherein the therapeutic gene is a tumor suppressor gene.

32. The method of claim 31, wherein the tumor suppressor gene is p53.

33. The method of claim 31, wherein the tumor suppressor gene is a retinoblastoma gene.

34. The method of claim 28 wherein the administration is by intravesical administration.

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35. The method of claim 30 wherein the therapeutically effective amount of a therapeutic gene is in the range of about from $1x10^8$ particles/ml to $5x10^{11}$ particles/ml of a recombinant adenovirus in which the therapeutic gene is inserted.

36. The method of claim 30 wherein the therapeutically effective amount of a therapeutic gene is in the range of about from $1x10^9$ particles/ml to $1x10^{11}$ particles/ml of a recombinant adenovirus in which the therapeutic gene is inserted.

37. The method of claim 33 wherein the retinoblastoma tumor suppressor gene encodes full length RB protein.

38. The method of claim 33 wherein the retinoblastoma tumor suppressor gene encodes $p56^{RB}$.

39. The method of claim 23 wherein the delivery-enhancing agent is administered prior to administration of the therapeutic agent.

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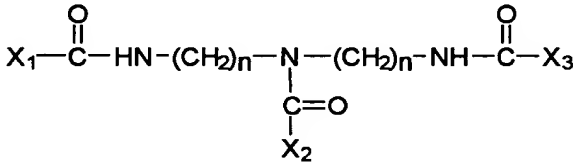
40. The method of claim 23 wherein the delivery-enhancing agent is administered with the therapeutic agent.

41. A compound of Formula I:



I

wherein:

n is an integer from 2-8;

X_1 is a cholic acid group or deoxycholic acid group; and X_2 and X_3 are each independently selected from the group consisting of a cholic acid group, a deoxycholic acid group, and a saccharide group, wherein the saccharide group is selected from the group consisting of pentose monosaccharide groups, hexose monosaccharide groups, pentose-pentose disaccharide groups, hexose-hexose disaccharide groups, pentose-hexose disaccharide groups, and hexose-pentose disaccharide groups;
and wherein at least one of X_2 and X_3 is a saccharide group.

42. The compound according to claim 41, wherein n is 3.

43. The compound according to claim 41, wherein both X_1 and X_2 are both cholic acid groups and X_3 is a saccharide.

44. The compound according to claim 41, wherein X_1 and X_2 are both deoxycholic acid groups and X_3 is a saccharide group.

45. The compound according to claim 41, wherein the saccharide group is a pentose monosaccharide group.

46. The compound according to claim 41, wherein saccharide group is a hexose monosaccharide group.

47. The compound according to claim 41, wherein the saccharide group is a hexose-hexose disaccharide group.

48. The compound according to claim 41, wherein n is 3, X_1 and X_2 are both cholic acid groups, and X_3 is a hexose monosaccharide group.

49. The compound according to claim 41, wherein n is 3, X_1 and X_3 are both cholic acid groups, and X_2 is a hexose monosaccharide group.

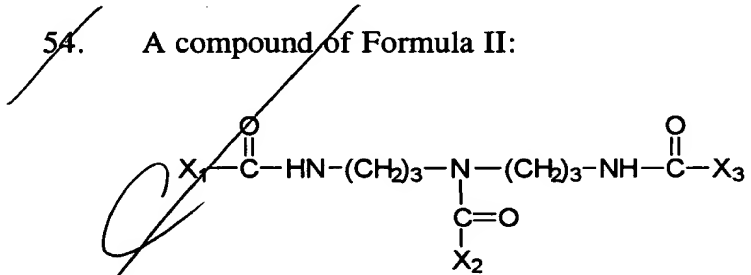
50. The compound according to claim 41, wherein n is 3, X_1 and X_2 are both cholic acid groups, and X_3 is a hexose-hexose disaccharide group.

51. The compound according to claim 41, wherein n is 3, X_1 and X_3 are both cholic acid groups, and X_2 is a hexose-hexose disaccharide group.

52. The compound according to claim 41, wherein n is 3, X_1 and X_2 are both cholic acid groups, and X_3 is a hexose-pentose disaccharide group.

53. The compound according to claim 41, wherein n is 3, X_1 and X_3 are both cholic acid groups, and X_2 is a hexose-pentose disaccharide group.

54. A compound of Formula II:



II

wherein:

X_1 and X_2 are each independently selected from the group consisting of a cholic acid group and a deoxycholic acid group; and

X_3 is a saccharide group is selected from the group consisting of pentose monosaccharide groups, hexose monosaccharide groups, pentose-pentose disaccharide groups, hexose-hexose disaccharide groups, pentose-hexose disaccharide groups, and hexose-pentose disaccharide groups.

55. The compound according to claim 54, wherein both X_1 and X_2 are cholic acid groups and X_3 is a glucose group.

ADD A1